



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-SP-3-20-2
July 23, 2020

Paradise Valley [Village Planning Committee](#) Meeting Date: August 3, 2020

[Planning Commission](#) Hearing Date: August 6, 2020

Request From: [C-2](#) (2.45 acres)

Request To: [C-2 SP](#) (2.45) acres

Proposed Use: Self-service storage facility and all underlying C-2 uses

Location: Northwest corner of 32nd Street and Paradise Lane

Owners: Amerco Real Estate Company

Applicant: Abigail Ayala, RKAA Architects, Inc.

Representative: Robert W. Kubicek, RKAA Architects, Inc.

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 5 to 15 dwelling units per acre	
<u>Street Map Classification</u>	Paradise Lane	Minor Collector	30-foot north half street
	32nd Street	Arterial	40-foot west half street
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The subject site is located along the 32nd Street where a variety of intermediate and general commercial uses are available. The proposal will add to the mix of services in the area to be used by residents and businesses in an area of similar intensity.</p>			
<p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</i></p>			

The subject site has a small commercial business on the far northern portion of the site. The proposed rezoning will allow for growth and offer greater opportunities for intermediate commercial uses.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREE AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The development, as stipulated, will integrate trees and shade into both the public and private environment contributing to an attractive and comfortable public realm and reduction in the urban heat island effect.

Applicable Plans, Overlays, and Initiatives

[North 32nd Street Policy Plan](#) – See background Item No. 4 below.

[Tree and Shade Master Plan](#) – See background Item No. 7 below.

[Complete Streets Guiding Principles](#) – See background Item No. 8 below.

[Reimagine Phoenix Initiative](#) – See background Item No. 10 below.

Surrounding Land Uses/Zoning

	Land Use	Zoning
On Site	Vacant lot, retail shop	C-2
North	Household moving center	C-2 SP
South (across Paradise Lane)	Office building	C-2
East (across 32nd Street)	Mobile home park	R1-8
West	Multifamily residential	R-3

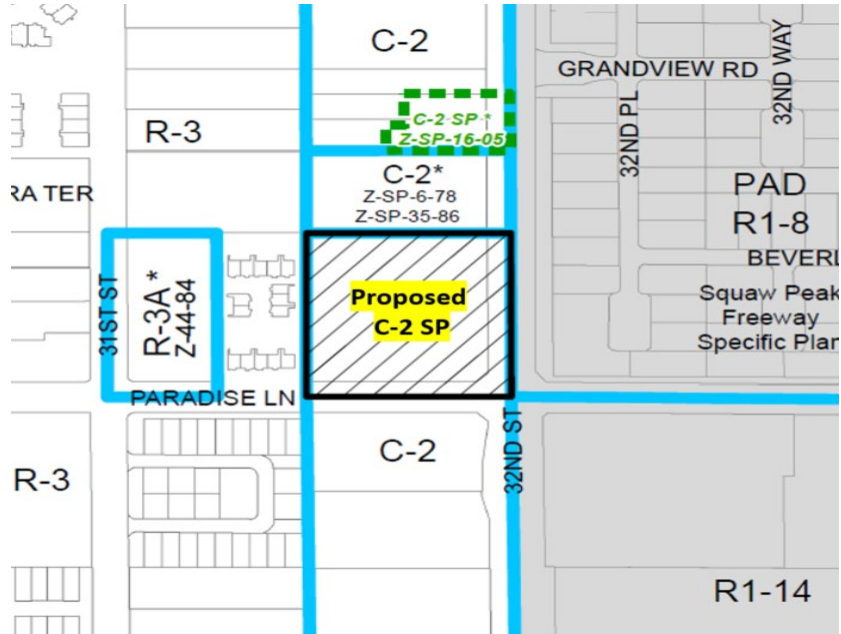
Intermediate Commercial (C-2) with Height Waiver		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Building Height	4 stories and 56 feet maximum	3 stories and 30 feet 9 inches average (height waiver requested via Z-36-20) (met)
Lot Coverage	50% maximum	38.9% (met)
Building Setbacks		
Adjacent to street	<p><u>32nd Street:</u> For structures exceeding two stories and 30 feet, Average 30-foot setback</p> <p><u>Paradise Lane:</u> For structures exceeding two stories and 30 feet, Average 30-foot setback</p>	<p><u>32nd Street:</u> 25 feet (not met)*</p> <p><u>Paradise Lane:</u> 25 feet (not met)*</p>
Adjacent to property line	<p><u>North:</u> Adjacent to C-2; 0 feet minimum</p> <p><u>West:</u> Adjacent to R-3; 100 feet for building that are 3 stories or 42-feet in height</p>	<p><u>North:</u> 104 feet (met)</p> <p><u>West:</u> 52 feet, 7 inches (not met)*</p>
Landscape Setbacks		
Adjacent to street	<p><u>32nd Street:</u> Minimum 20 feet for up to 50% of the frontage, average 30 feet for structures exceeding two stories and 30 feet in height.</p> <p><u>Paradise Lane:</u> Minimum 20 feet for up to 50% of the frontage, average 30 feet for structures exceeding two stories and 30 feet in height.</p>	<p><u>32nd Street:</u> 25 feet (met)</p> <p><u>Paradise Lane:</u> 25 feet (met)</p>
Adjacent to property line	<p><u>North:</u> Adjacent to C-2; 0 feet</p> <p><u>West:</u> Adjacent to R-3; Minimum 10 feet</p>	<p><u>North:</u> Not shown</p> <p><u>West:</u> 10 feet (met)</p>
Parking Requirements		
Parking Lot Area Landscaping	Minimum 10 percent (exclusive of perimeter landscaping and all required setbacks)	31 percent (met)

Parking Requirements	Minimum 1 space per 35 storage unit (15 spaces)	19 parking spaces (met)
* Variance or site plan adjustment required		

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone a 2.45-acre site located at the northwest corner of 32nd Street and Paradise Lane. The request is to rezone from C-2 (Intermediate Commercial District) to C-2 SP (Intermediate Commercial District, Special Permit) to allow a self-service storage facility and all underlying C-2 uses. A companion case, Z-36-20-2, is requesting a Height Waiver for a self-service storage facility and all underlying C-2 uses.



Source: City of Phoenix Planning and Development Department

2. Self-service storage facilities are allowed in the C-2 district with a Special Permit, subject to certain conditions which are met by the development as proposed.
 - a. All outdoor storage shall be within a closed building. Outdoor storage areas shall not exceed 10% of the gross site area.
 - b. No auctions, sales, services and repair activity shall be conducted on the site.
 - c. There shall be no storage or use of hazardous or dangerous materials on the premises.
 - d. The site shall have direct access to an arterial street.
 - e. Landscape areas adjacent to residential zones must be a minimum of 10 feet.

3. The General Plan Land Use Map designation for the subject site is Residential 5 to 10 or 5 to 15 dwelling units per acre. The proposal is not consistent with the Commercial land use designation. A General Plan Amendment is not required because the site is less than 10 acres in size. However, the use is compatible with surrounding land uses in the area. The abutting General Plan Land Use Map designations are as follows:

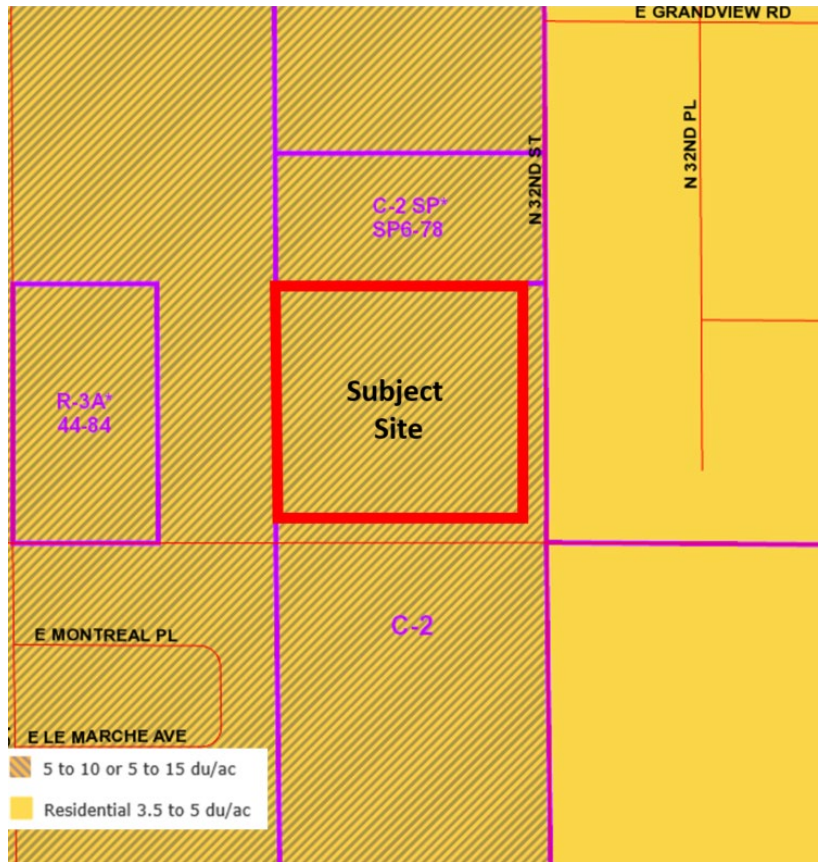
North: Residential 5 to 10 or 5 to 15 dwelling units per acre.

South: Residential 5 to 10 or 5 to 15 dwelling units per acre.

East: Residential 3.5 to 5 dwelling units per acre.

West: Residential 5 to 10 or 5 to 15 dwelling units per acre.

Source: City of Phoenix Planning and Development Department



4. **North 32nd Policy Plan**

The subject site falls within the boundaries of the North 32nd Policy Plan (“Policy Plan”) area, which are approximately from the Phoenix Mountain Preserve to the south, Loop 101 to the north, 28th Street to the west and 36th Street/State Route 51 to the east. Starting in early 2012 through more than 40 meetings, city staff worked closely with concerned property and business owners (known as the North 32nd Working Group) to develop the Policy Plan. The primary purpose of the Policy Plan is to provide guidance on appropriate locations for development and redevelopment within the North 32nd Street corridor. The goal of the plan is to revitalize the North 32nd Street corridor and the vision statement of the Policy Plan is that, “the group envisions North 32nd as a destination with a sense of place that encourages residential and commercial investment and welcomes those that wish to work, live and/or play in the area.” The Policy Plan was adopted by the Phoenix City Council on December 3, 2014. The Policy Plan includes the results of mapping exercises for all the major intersections within the corridor. Stability/Preserve are those areas that would stay as they currently exist, such as single-family residential neighborhoods with an established density or restoration of existing buildings.

Repurpose/Retrofit would include improvements such as, additional landscaping within the right-of-way or parking lot, adaptive reuse of structures, or adding new buildings to vacant properties or parking lots at the same scale as surrounding neighborhoods. Redevelop/Change supports significant new development that would completely redevelop the site by changing the scale and increasing the density or daily traffic. This site was not identified as it lies outside of the area of a major intersection. However, the proposed development helps to implement the goal of revitalizing the corridor by providing sensitively-designed, new development that is compatible within the context of the surrounding area. The proposal will significantly improve a site along the North 32nd Street corridor and offer a positive service to the community.

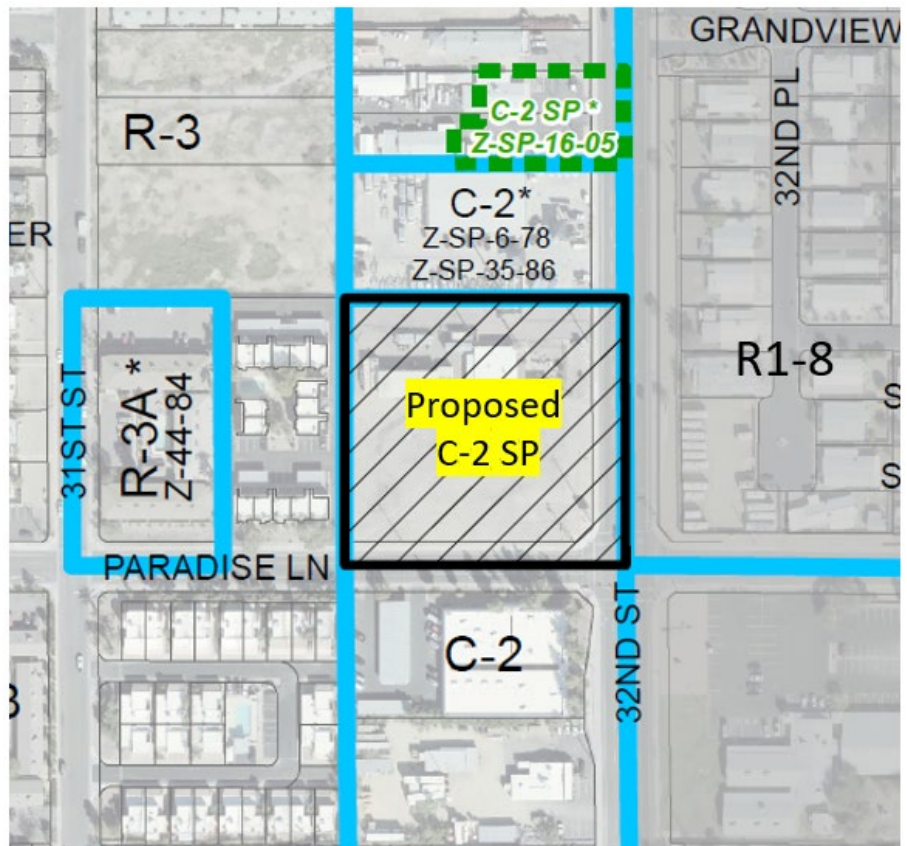
SURROUNDING ZONING AND USES

5. **NORTH**
North of the subject site is a U-Haul household moving center zoned C-2 SP (Intermediate Commercial District, Special Permit).

SOUTH
South of the subject site, across Paradise Lane, is a commercial office building zoned C-2 (Intermediate Commercial District).

EAST
East of the subject site, across 32nd Street, is a trailer park community zoned R1-8 (Single-family Residence District).

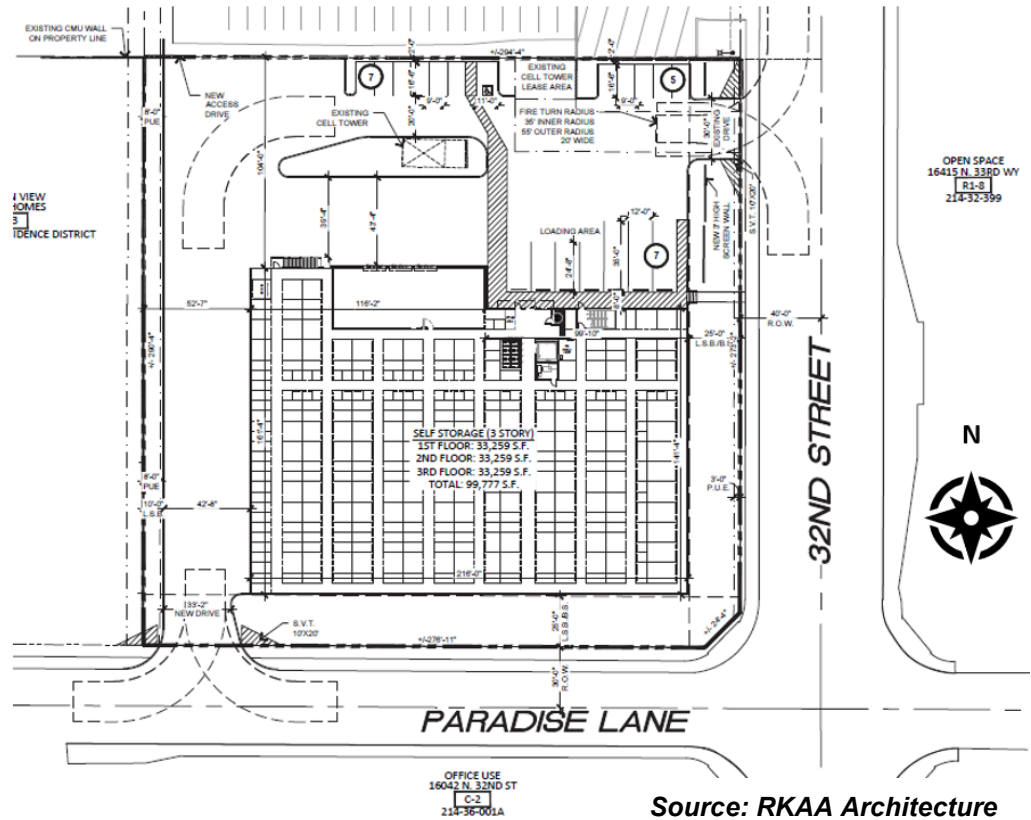
WEST
West of the subject site is a multifamily condominium development, Garden View Town Homes, subdivided as Garden View Villas and zoned R-3 (Multifamily Residence District).



Source: City of Phoenix Planning and Development Department

PROPOSAL

6. The proposed site plan depicts surface parking on the northern portion of the property where the parcel abuts the existing U-Haul facility. Vehicular access to the site will be provided from a driveway located at the northwest corner of the subject site as well as on Paradise Lane. To provide safe pedestrian access from the public sidewalk on 32nd Street to the building



entrance, staff has stipulated that a fully accessible pedestrian pathway be provided. This path shall be constructed of materials other than those used to pave the parking surfaces. To further ensure pedestrian safety throughout the site, staff has also stipulated that traffic calming measures be installed at all vehicular access points. These are addressed in Stipulation Nos. 9 and 12.

In an effort to provide additional screening to the neighboring residential to the west, staff is recommending a stipulation that a 6-foot high wall be constructed, as well as three and four-inch caliper trees along the west property boundary to mitigate potential noise pollution. To further ensure an adequate buffer exists between the proposed use and residential to the west, staff is recommending the building setback along the west property boundary be a minimum of 52 feet. These are addressed in Stipulation Nos. 3, 4 and 8.

7. The conceptual elevations depict a three-story building measuring 30 feet 9 inches average. A concurrent height waiver case, Z-36-20-2, has been submitted, which is requesting the additional 9 inches of height that goes over the two-story and 30-foot maximum code requirement. The proposed elevations depict visual interest utilizing a variety of materials. To ensure enhanced visual interest is implemented, staff has stipulated that all elevations contain various architectural embellishments and the exclusion of exterior roll up doors to individual storage units. These are addressed in Stipulation Nos. 1 and 2.



Source: RKA Architecture

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

8. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document staff is recommending that trees be planted along the west property line as well as shade trees be planted to provide a minimum of 75 percent shade adjacent to sidewalks. Additionally, staff is recommending temperature regulation and seasonal shade be provided at the corner of 32nd Street and Paradise Lane to allow pedestrians to wait comfortably for the signal to change. Staff is also stipulating that shade trees be planted in the parking lot to provide thermal comfort to users and reduce the urban heat island effect. A 10-foot sidewalk easement is also required along 32nd Street to accommodate improvements along 32nd Street planned by the City of Phoenix. These are addressed in Stipulation Nos. 4, 6, 7 and 11.

9. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To support these principles related to pedestrian connectivity and safety, staff has requested that the developer construct detached sidewalks, with shade trees within the streetscape unless utility conflicts exist. Staff has stipulated that a fully accessible pedestrian pathway be provided from building entrances to public sidewalks. Further, staff has stipulated bicycle racks be provided near public entrances to encourage alternative modes of transportation to and from the site. These are addressed in Stipulation Nos. 5, 6 and 12.

10 **Reimagine Phoenix Initiative**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

- 11 At the time this staff report was written, staff had not received any community correspondence relating to this case.

INTERDEPARTMENTAL COMMENTS

- 12 The Street Transportation Department has requested that the developer dedicate a 10-foot sidewalk easement for the west side of 32nd Street. They also requested that all streets be constructed with all required elements. These requirements are addressed in Stipulation Nos. 11 and 13.

- 13 The Street Transportation Department's Pedestrian Safety Coordinator commented on the importance of traffic calming measures at site access points, additional fenestration at the corner of 32nd Street and Paradise Lane and shade at the corner for pedestrians. These are addressed in Stipulation Nos. 6, 9 and 10.
- 14 The Public Transit Department has requested that shaded pedestrian pathways connecting building entrances to public sidewalks be incorporated. This is addressed in Stipulation No. 12.
- 15 The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
- 16 The City of Phoenix Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
- 17 The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development.

OTHER

- 18 The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials This requirement is addressed in Stipulation No. 14.
- 19 Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The development advances the purpose and intent of the North 32nd Street Policy Plan by adding density and adding commercial uses along the 32nd Street corridor.
2. The development, as stipulated, will be compatible with the adjacent land uses by applying enhanced landscaped buffers and enhanced plantings along the west property boundary.
3. The proposal will allow for additional storage options for businesses and residents in the area.

Stipulations

1. All perimeter building elevations shall contain architectural embellishments and detailing such as material changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. No exterior roll up doors shall be permitted for individual storage units.
3. The building setback along the west property line, abutting residential zoning, shall be a minimum of 52 feet.
4. A minimum 10-foot landscape setback shall be provided along the west property line and shall include shade trees placed 20 feet on center or in equivalent groupings. Twenty-five percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper, as approved by the Planning and Development Department.
5. A minimum of two inverted-U bicycle racks for employees or visitors shall be provided near a publicly accessible entrance to the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
6. All sidewalks shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions with a pedestrian environment.
 - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or in equivalent groupings to provide a minimum of 75 percent shade on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
 - c. Provide seasonal shade, sun and temperature regulation through vegetative or structural shade elements at the corner of 32nd Street and Paradise Lane to allow pedestrians to wait comfortably for the signal to change, as approved by the Planning and development Department.
7. The developer shall plant shade trees in and around the parking area to provide shade for 25 percent of the parking area at maturity, as approved by the Planning and Development Department.

8. An 6-foot high decorative wall shall be constructed along the west property line adjacent to residential uses. The wall shall consist of solid masonry or similar material and shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
9. The developer shall provide traffic calming measures at all site entries and exits to slow down vehicular speeds as they approach sidewalks, as approved by the Planning and Development Department.
10. Provide additional windows at the hard corner of 32nd Street and Paradise Lane on the east elevations, as approved by the Planning and development Department.
11. The developer shall dedicate a 10-foot sidewalk easement for the west side of 32nd Street.
12. Clearly defined, accessible pedestrian pathways constructed of decorative pavers, stamped or colored concrete or another material, other than those used to pave the parking surfaces and drive aisles shall be provided connecting the primary building entrance and all public sidewalks utilizing the minimum possible distance and providing the most direct route, as approved by the Planning and Development Department. Trees shall be placed to provide 75 percent shade coverage at full maturity on all pedestrian pathways and sidewalks.
13. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
14. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer:

David Simmons

July 23, 2020

Team Leader

Samantha Keating

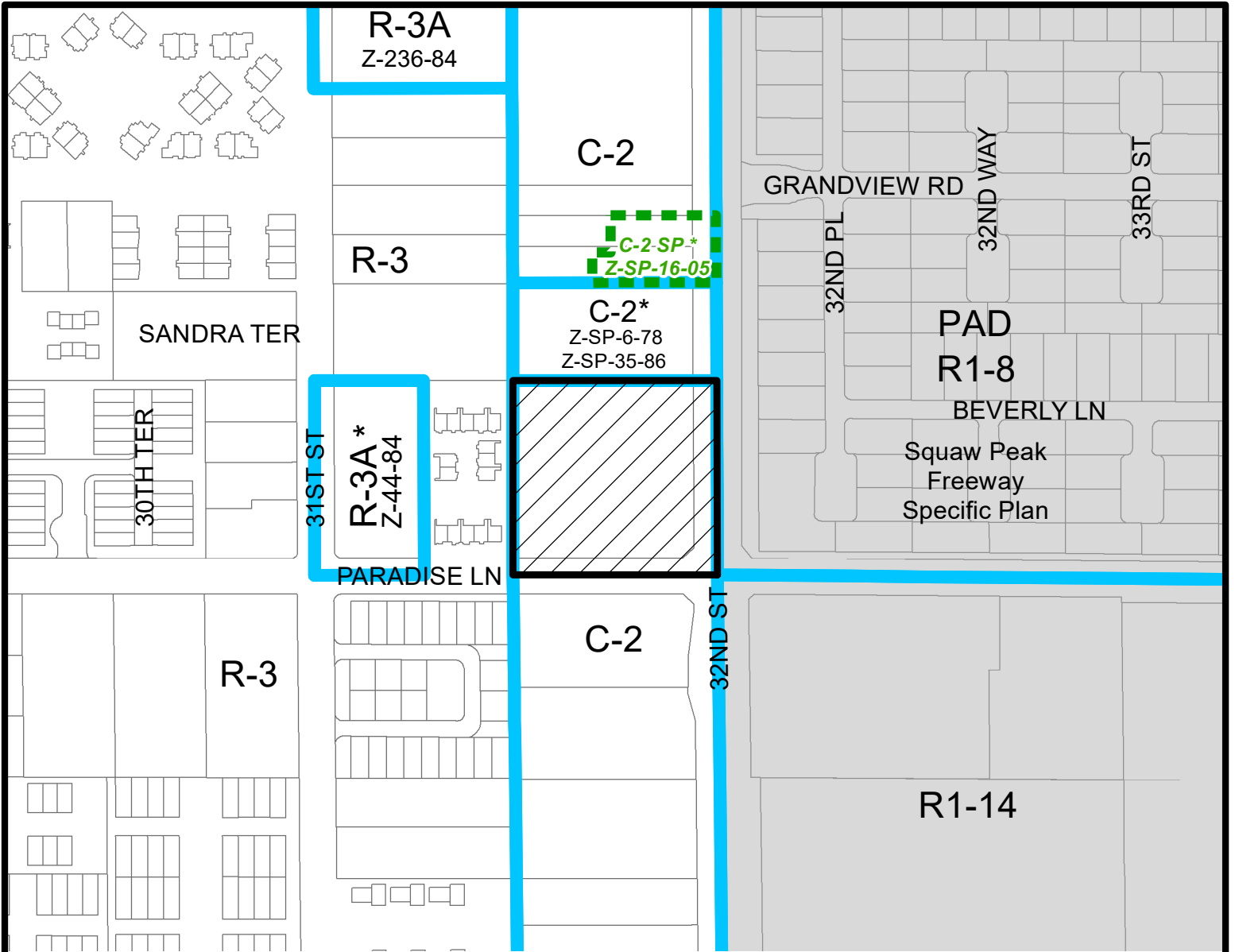
Exhibits

Sketch Map

Aerial Map

Conceptual Site Plan, date stamped June 24, 2020

Conceptual Elevations, date stamped June 24, 2020



Miles

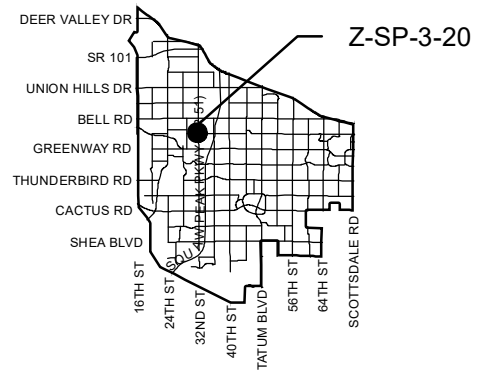
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PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Abigail Ayala, RKA Architects, Inc.

REQUESTED CHANGE:

FROM: C-2 (2.45 a.c.)

APPLICATION NO. Z-SP-3-20

DATE: 4/28/2020
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

2.45 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 36-34

ZONING MAP
M-10

TO: C-2 SP (2.45 a.c.)

MULTIPLES PERMITTED

C-2

C-2 SP

CONVENTIONAL OPTION

35

35

*** UNITS P.R.D. OPTION**

42

42

* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's



Miles

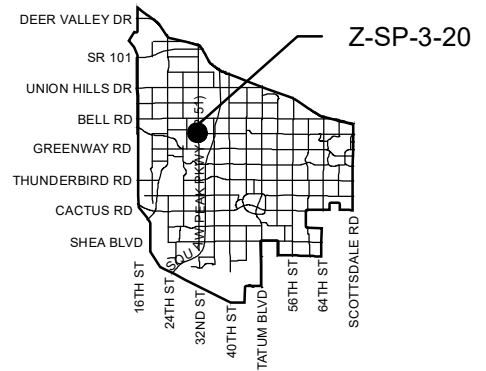
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PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Abigail Ayala, RKA Architects, Inc.

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MULTIPLES PERMITTED

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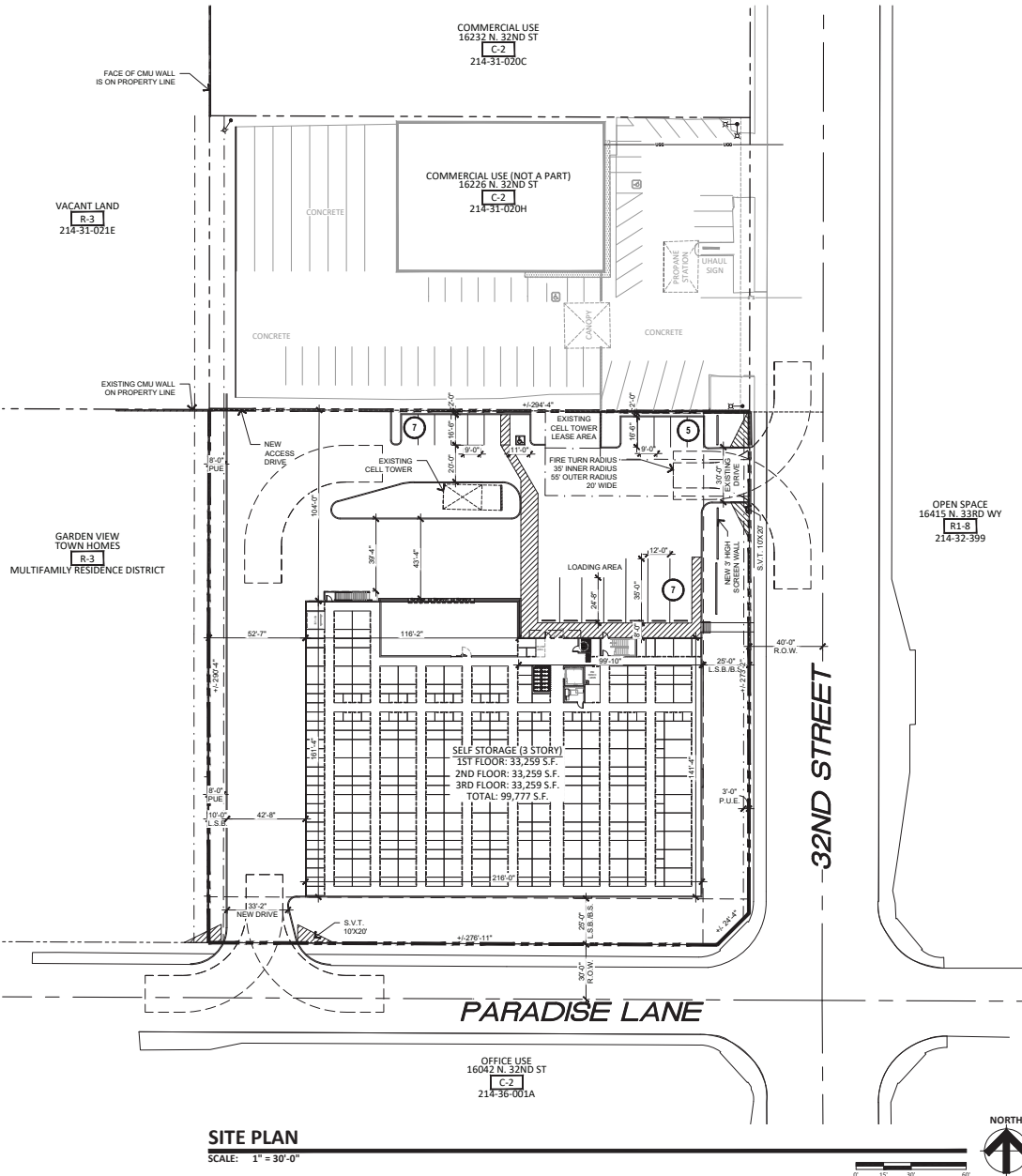
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*** UNITS P.R.D. OPTION**

42

42

* Maximum Units Allowed with P.R.D. Bonus



SITE PLAN
SCALE: 1" = 30'-0"

PROPOSED SELF STORAGE
NWC PARADISE LANE AND 32ND STREET
PHOENIX, ARIZONA
DATE: 06-24-2020 (PRELIMINARY)

SITE PLAN NOTES

- 1.) DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- 2.) THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 3.) ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 4.) ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- 5.) ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- 6.) OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

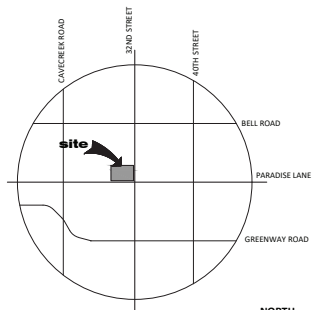
PROJECT DIRECTORY

DEVELOPER:
AMERCO REAL ESTATE
2727 N. CENTRAL AVENUE
PHOENIX, AZ 85004
CONTACT: JIM LORIMER
E-MAIL: jim_lorimer@uhaul.com

ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: ROBERT KUBICEK
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: rkubicek@rkaa.com

SITE DATA:

APN:	214-31-026A, 214-31-026B
EXISTING ZONING:	C-2
PROPOSED ZONING:	C-2 SP
NET SITE AREA:	1.96 ACRES (85,378 S.F.)
PROPOSED USE:	SELF-STORAGE
BUILDING AREA:	
BUILDING A:	99,777 S.F.
TOTAL BUILDING AREA:	99,777 S.F.
SITE COVERAGE ALLOWED:	50 %
SITE COVERAGE PROPOSED:	38.9 %
BUILDING HEIGHT ALLOWED:	30'-0"
BUILDING HEIGHT PROPOSED:	3 STORIES(30'-0")
PARKING LOT LANDSCAPING REQUIRED:	10% MIN (557 S.F.)
PARKING LOT LANDSCAPING PROPOSED:	31% (1,769 S.F.)
TOTAL PARKING REQUIRED:	15 SPACES
SELF STORAGE (99,777 S.F.)	
SELF STORAGE @ 1/35 UNITS, 525/35 = 15 SPACES	
TOTAL PARKING PROVIDED:	19 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACES
ACCESSIBLE SPACES PROVIDED:	1 SPACES



VICINITY MAP
SCALE: N.T.S.

SP-1

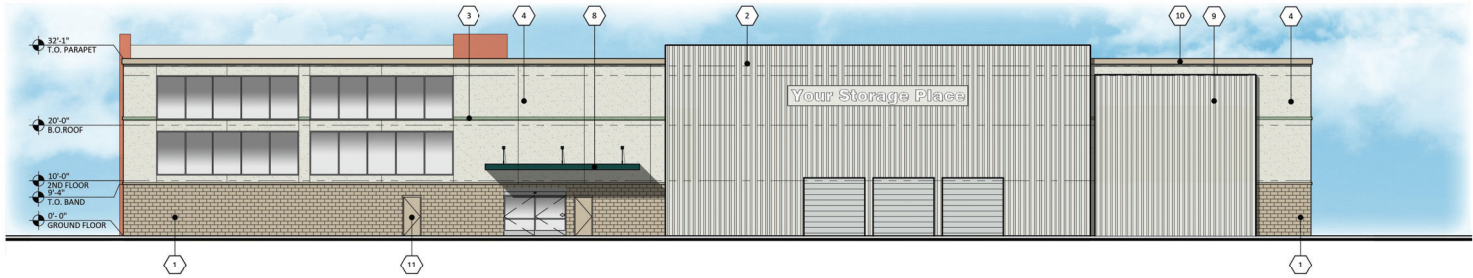
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CITY OF PHOENIX
JUN 24 2020
Planning & Development
Department

KIVA: 20-1141
SDEV: 2007676
PAPP: 2009757
QS: 36-34

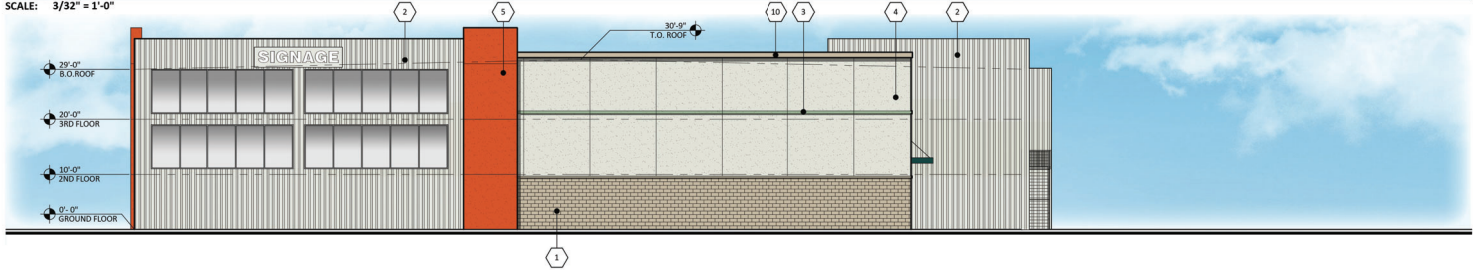


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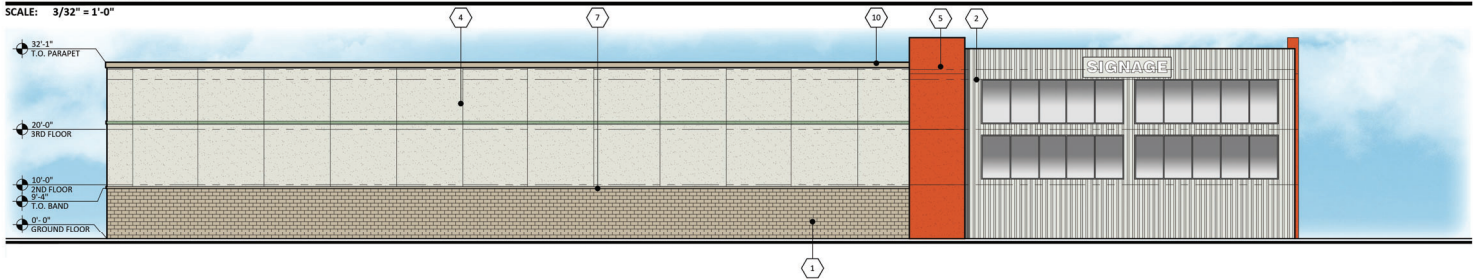
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



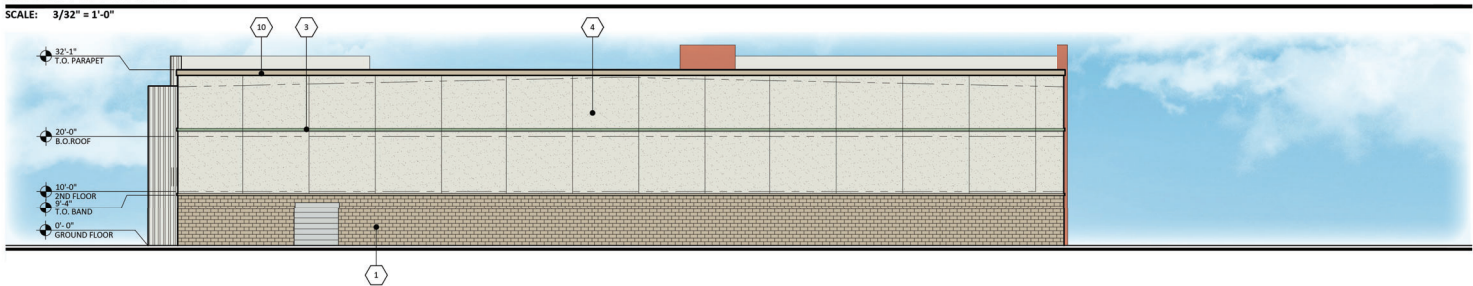
EAST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

MATERIALS	
1	8X8X16 SUPERLITE SMOOTH FACE CMU RELAXED KIAKI SW6149
2	GALVANIZED CORRUGATED PANEL MBCI POLAR WHITE
3	6" PAINT STRIPING NURTURE GREEN SW6451
4	SMOOTH FACE STUCCO ETHEREAL WHITE SW6182
5	SMOOTH FACE STUCCO OBSTINATE SW6884
6	ROLL UP DOORS JANUS SATIN WHITE
7	CMU TRIMOFF SET CORE RELAXED KIAKI SW6149
8	METAL CANOPY JANUS CLASSIC GREEN
9	ARCHITECTURAL PANELS TO SCREEN STAIRS MBCI POLAR WHITE
10	CORNICE RELAXED CHAKI SW6149
11	HM METAL DOORS PAINTED RELAXED CHAKI SW6149

CITY OF PHOENIX

JUN 24 2020

**Planning & Development
Department**

KIVA: 20-1141
SDEV: 2007676
PAPP: 2009757
QS: 36-34

PROPOSED SELF STORAGE
NWC PARADISE LANE AND 32ND STREET
PHOENIX, ARIZONA
DATE: 06-15-2020 (PRELIMINARY)

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RKAA# 19326.50

